

026.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

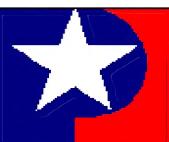
984,700 / 984,700

USE VALUE:

984,700 / 984,700

ASSESSED:

984,700 / 984,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
53		MARATHON ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: MANDATORI JEAN M TR &	
Owner 2: PEITRANTONI ALDO G/TR	
Owner 3: JEAN M MANDATORI TRUST	

Street 1: 53 MARATHON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: MANDATORI JEAN M -

Owner 2: -

Street 1: 53 MARATHON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 6,988 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2798 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6988		Sq. Ft.	Site		0	80.	0.90	1									503,712						503,700	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct				
104	6988.000	481,000								Land Value					17680			
										Total Value					GIS Ref			
										984,700					GIS Ref			
										Entered Lot Size					Insp Date			
										Total Land:					07/21/17			
										Land Unit Type:					USER DEFINED			

Total Card	0.160	481,000								Entered Lot Size					12157!			
Total Parcel	0.160	481,000								Total Land:					PRINT			
										Land Unit Type:					Date			
										07/21/17					Time			

PREVIOUS ASSESSMENT										Parcel ID				PAT ACCT.			
Tax Yr										026.0-0003-0005.0				2157!			

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	481,000	0	6,988.	503,700	984,700	984,700	Year End Roll	12/18/2019
2019	104	FV	371,500	0	6,988.	535,200	906,700	906,700	Year End Roll	1/3/2019
2018	104	FV	371,500	0	6,988.	390,400	761,900	761,900	Year End Roll	12/20/2017
2017	104	FV	354,800	0	6,988.	340,000	694,800	694,800	Year End Roll	1/3/2017
2016	104	FV	354,800	0	6,988.	289,600	644,400	644,400	Year End	1/4/2016
2015	104	FV	315,900	0	6,988.	283,300	599,200	599,200	Year End Roll	12/11/2014
2014	104	FV	315,900	0	6,988.	233,000	548,900	548,900	Year End Roll	12/16/2013
2013	104	FV	328,800	0	6,988.	221,600	550,400	550,400		12/13/2012

SALES INFORMATION										TAX DISTRICT				ACTIVITY INFORMATION			
Grantor										Sale Code				Date			
MANDATORI JEAN										66428-108				7/21/2017			

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/18/2002	870	Siding	14,480						7/21/2017	Inspected	PH	Patrick H
									7/10/2017	MEAS&NOTICE	KB	Kevin B
									1/26/2009	Meas/Inspect	294	PATRIOT
									2/3/2003	External Ins	PM	Peter M
									11/1/1999	Inspected	267	PATRIOT
									10/1/1999	Mailer Sent		
									10/1/1999	Measured	263	PATRIOT
									8/10/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA

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**EXTERIOR INFORMATION**

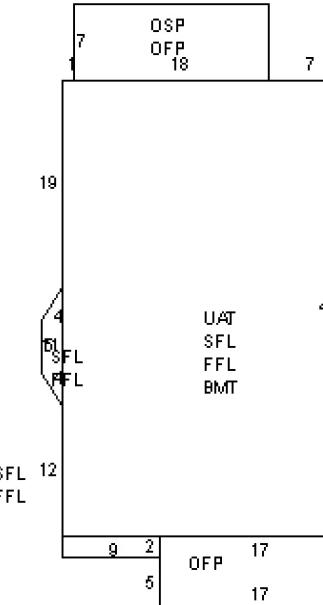
Type:	13 - Multi-Garden
Sty Ht:	2 - 2 Story
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:	1	Rating: Poor
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

1/2 BATH IN BMT POOR.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1915
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	6 - Ceramic Tile
Bsmnt Flr:	5 - Lino/Vinyl
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

**CALC SUMMARY**

Basic \$ / SQ:	170.00
Size Adj.:	1.11625218
Const Adj.:	0.99215084
Adj \$ / SQ:	188.273
Other Features:	117500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	653492
Depreciation:	172522
Depreciated Total:	480970

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	188.27	
Special Features:	0	Val/Su Net:	120.61	
Final Total:	481000	Val/Su SzAd:	213.59	

**PARCEL ID**

026.0-0003-0005.0

**SKETCH****IMAGE****MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total:

**AssessPro Patriot Properties, Inc**